

PB# 84-58

Joseph Monti, Jr.

84-58
- Joseph Monti, Jr. Subdivision -

84-58

Joseph Monti, Jr. Subdivision

General Receipt

6107

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Joseph Monti Jr.

\$ 25.00

For

Twenty Five and 00/100
Subd. Fee

DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 870		
\$25.00		

By

Pauline H. Townsend
Town Clerk

General Receipt

6565

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Joseph Monti (84-58)

\$ 100.00

For

One Hundred and 00/100
Sub-division fee

DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 145		\$100.00

By

Pauline H. Townsend
Town Clerk

Title

received fees

approved 5/15

filed with T.C.

~~5/22~~

5/23/85 ch.

Joseph Monti, Jr. Subdivision

(This is a two-sided form)

ZONING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received Nov. 28, 1984
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid \$25.00 application fee pd

APPLICATION FOR SUBDIVISION APPROVAL

Date: November 28, 1984

1. Name of subdivision Joseph Monti, Jr. Sub-Division
2. Name of applicant Joseph Monti, Jr. Phone 562-9235
Address 54 Windsor Highway New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Joseph Monti, Jr. Phone 562-9235
Address 54 Windsor Highway New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Anthony Valdina Phone (914) 561-8367
Address 7 Pierpont Avenue Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Angelo Darrigo, Esq. Phone (914) 561-2594
Address 47 So. Plank Road Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Windsor Highway
(Street)
400 feet South of Fern Avenue
(direction)
7. Total Acreage 13½ Zone _____ Number of Lots 2
8. Tax map designation: Section 10 Lot(s) 2 and 3
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section 9 Block(s) 1 Lot(s) 21, 22

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Joseph Monti, Jr., hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Joseph Monti Jr.
Mailing Address 54 Windsor Highway
New Windsor, New York 12550

SWORN to before me this

28th day of November, 19 84

Angelo Darrigo
NOTARY PUBLIC

ANGELO DARRIGO
Notary Public in the State of New York
Residence on Appointment — Orange County
Commission Expires March 30, 19 86

Rec'd \$250.00

5/22/85

Marcia Martini

Comptroller's
Office


JOSEPH MONTI
54 WINDSOR HIGHWAY
NEW WINDSOR, NY 12550

May 22 19 85 146

29-7003
2213

Pay to the order of Town of New Windsor \$ 250.00

Two hundred and fifty and 00/100 Dollars

 albany savings bank
Vails Gate Route 32 & Old Temple Hill Road
Vails Gate, New York 12584

Memo Parkland

⑆ 221370030⑆ 24 00394 9⑈ 0146

Joseph Monti

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
BUILDING/ZONING OFFICER KENNEDY

FROM: BUREAU OF FIRE PREVENTION

SUBJECT: Review of Site Plans at the 12/12/84 Bureau Meeting

DATE: December 17, 1984

Please be advised that the following action was taken at the above meeting of the NEW WINDSOR BUREAU OF FIRE PREVENTION:

APPROVALS: GEYGLN SITE PLAN (PRELIMINARY)
EXURBAN REALTY PRELIMINARY
JOSEPH MONTI, JR. MINOR SUBDIVISION &
LOT LINE CHANGE

DENIALS: DANTE MUSCO (appealing from prior decision
of denial)

Richard Hotaling,
Chairman
N.W. BUREAU OF FIRE PREVENTION

/pd

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? Yes ☒ No
7. Will project result in a major adverse effect on air quality? Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes ☒ No
13. Will project have any impact on public health or safety? Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . Yes ☒ No
15. Is there public controversy concerning the project? Yes ☒ No

PREPARER'S SIGNATURE:

Joseph Monti, Jr.

TITLE:

Attorney

REPRESENTING:

DATE:

12/6/84

9/1/78

*Planning Board
received 2/27/85
sh.*


INTER-OFFICE MEMORANDUM

TO: PLANNING BOARD
FROM: PAUL V. CUOMO
TOWN ENGINEER
SUBJECT: JOSEPH MONTI, MINOR SUBDIVISION
DATE: FEBRUARY 27, 1985

Attached see plan of Joseph Monti whereby he has made the following:

A parcel of land to be dedicated to the Town of New Windsor in the dimensions of 40.0 by 40.05.

The size of this parcel was agreed by Highway Supt. Fred Fayo on the Planning Board February 13, 1985.


Paul V. Cuomo
Town Engineer

PVC/nh

*Planning Board
received
2/19/85 ph.*

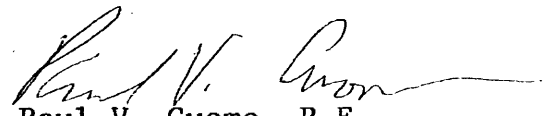
INTER-OFFICE MEMORANDUM

TO: PLANNING BOARD
FROM: PAUL V. CUOMO, P.E.
TOWN ENGINEER
SUBJECT: JOSEPH MONTI SUBDIVISION PERFORMANCE BOND
DATE: FEBRUARY 15, 1985

I recommend that the Planning Board set a Bond for Joseph Monti Subdivision Road Dedication, a Bond for \$500.

This could be in the form of a passbook or cash.

All Communication should be addressed to Angelo Darrigo ESQ.


Paul V. Cuomo, P.E.
Town Engineer

PVC/nh

Planning Board
received 2/19/85 oh

February 13, 1984

Mr. Angelo Darrigo
47 South Plank Road
Newburgh, New York 12550-3091

RE: Access Drive, Monti Subdivision
Route 32 (SH 9033)
Town of New Windsor, Orange County

Dear Mr. Darrigo:

As requested in your letter dated November 28, 1984, we have reviewed the proposed two lot subdivision, located on the west side of Route 32, 500± feet south of the Route 32/Fern Avenue intersection.

Our field inspection of the site revealed that the proposed Lot #2 Route 32 frontage has adequate sight lines to the north and south and will sufficiently accommodate an access to Route 32. Therefore, we have no objection to the proposed subdivision.

Since we assume Lot #2 will be developed at some future time, we would like to offer the following comments concerning future access to the parcel;

- 1). We will allow only one additional access to this entire subdivision, designed in accordance with Department Policy and Standards.
- 2). We would strongly recommend that the existing residential drive be connected to the future access, thus eliminating an additional point of conflict along Route 32.

We are taking the liberty of forwarding a copy of this letter to the Town of New Windsor Planning Board to notify them of this Department's opinion.

Mr. Angelo Darrigo
February 13, 1985
Page 2

If we can be of any further assistance, please advise.

Very truly yours,

M. J. MIGNOGNA
REGIONAL TRAFFIC ENGINEER

By:



R. A. Sechrist
Civil Engineer - Traffic

MJM/RAS/tjh

cc: Town of New Windsor Planning Board
D. F. Pulliam, Resident Engineer 8-4



Louis Heimback
County Executive

*Planning Board
received 1/3/85 AH.*

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

January 2, 1985

Mr. Henry J. Reyns, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Application of Joseph Monti for Minor Subdivision
Approval and Lot Line Changes - NYS Route 32
Our File No. NWT 12-84N

Dear Mr. Reyns:

The above referenced Application has been referred to us for consideration pursuant to the applicable provisions of Article 12-B, Section 239, Paragraphs 1 and m of the General Municipal Law of the State of New York.

Given that there are no apparent serious inter-agency issues requiring resolution Orange County Department of Planning and Development approval is hereby granted subject to New York State Department of Transportation approval of the following:

1. The widening of Fern Avenue to fifty (50) feet
2. the up-grading of the entrance/exit to Lot
3. The siting of a curb cut along the 227.14 feet of N.Y.S. Route 32 Lot 2 frontage that conforms to State standards.

Sincerely,

Peter Garrison
Commissioner of Planning &
Development

PG:oor

cc: D. Donald Greene, Asst. Resident Eng.
N.Y.S. D.O.T.

Councilman file copy

INTER-OFFICE MEMORANDUM

TO: SUPERVISOR JOHN PETRO
and
TOWN BOARD MEMBERS
FROM: PLANNING BOARD
SUBJECT: JOSEPH MONTI, MINOR SUBDIVISION
DATE: MARCH 22, 1985

See attached correspondence wherein Highway Superintendent Fred Fayó and Planning Board Engineer Paul V. Cuomo, P.E. recommended at a February 13, 1985 Planning Board meeting the following:

1. A parcel of land in subject subdivision to be dedicated to the Town of New Windsor in dimensions of 40 x 40.5 feet.
2. In addition the Highway Superintendent and Planning Board Engineer recommended that a parcel with size of 10 x 40 feet from Anthony and Vera Monti be included in the dedication.

The Planning Board would like to recommend that the Town Board approve the above recommendation.

Very truly yours,

Henry J. Reys
HENRY J. REYNS
Chairman

HJR/sh

Attachments

ANGELO DARRIGO
ATTORNEY AND COUNSELLOR AT LAW
47 SO. PLANK ROAD
NEWBURGH, NEW YORK 12550-3091
PHONE 561-2594

November 28, 1984

Orange Co. Dep't. of Planning
124 Main Street
Goshan, New York 10924

Dep't. of Transportation
4 Burnett Blvd.
Poughkeepsie, N.Y. 12601

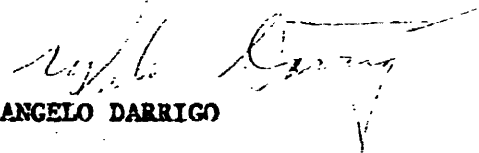
RE: 2 lot minor sub-division and lot line change
Lands of Joseph Monti, Jr. Town of New Windsor,
Orange County, New York

Dear Sir:

Please be advised that Joseph Monti, Jr., 54 Windsor Hgway.
New Windsor, Orange County, New York, is in the process of applying
to the Town of New Windsor Planning Board for a two lot minor sub-
division and lot line change.

I am enclosing for your examination, a copy of the proposed
sub-division map and I ask that if you have no objections to this
minor sub-division that you please forward a letter either to myself
or to the Town of New Windsor Planning Board that you do not have any
objections.

Very truly yours,


ANGELO DARRIGO

AD:PB
Enc.

REG. DIR.	PLANNING
AST. TO RD.	REAL EST.
ADMIN.	

REC'D DOT NOV 29 1984 REG 8

CONST.	SOILS NAT.
DESIGN	TRAFFIC
EXPT. MGT.	CEN. FILE
HWY. MAINT.	

For review & comments
Thank you. S.

Meeting Date - 12/12/84

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved ☒ disapproved _____

~~If disapproved, please list reason.~~

No Problem in this Area -

HIGHWAY SUPERINTENDENT



WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

STATE OF NEW YORK)
:
COUNTY OF ORANGE)

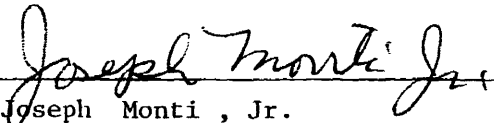
JOSEPH MONTI, Jr. being duly sworn, deposes and says:

That he resides at 54 Windsor Highway, Town of New Windsor,
Orange County, New York.

That he is the owner of the property which is the subject of
this two lot minor sub-division in the within application.

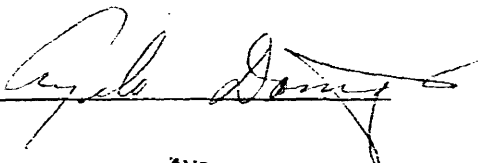
That he acquired title by a deed dated September 26, 1975
Frank Monti and Joseph Monti, Jr. to Frank Monti and Joseph Monti, Jr. which
deed was recorded in the Orange County Clerk's Office on September 29, 1975
in Liber 2018 of deeds at page 586.

The said Frank Monti, brother of Joseph Monti, Jr. having
died on September 15, 1982, your deponent having acquired this property as a
beneficiary of Frank Monti's Last Will and Testament.


Joseph Monti, Jr.

Sworn to before me this

28th day of November, 1984.



ANGELO DARRIGO
Notary Public in the State of New York
Residence on Appointment — Orange County
Commission Expires March 30, 1986



1763

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

SITE PLAN FOR: JOSEPH MONTI JR., MINOR SUBDIVISION & LOT LINE CHANGE

The aforementioned site plan or map was reviewed by the
Bureau of Fire Prevention at a meeting held on _____

11 DECEMBER 19 84 .

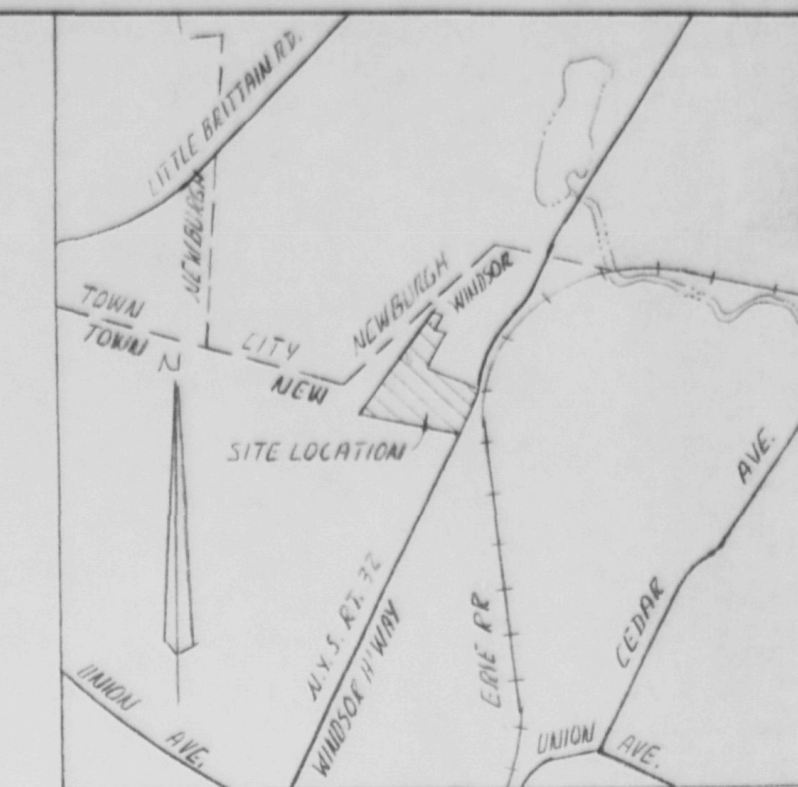
☒ The site plan or map was approved by the Bureau of Fire
Prevention.

☐ The site plan or map was disapproved by the Bureau of
Fire Prevention for the following reason(s).

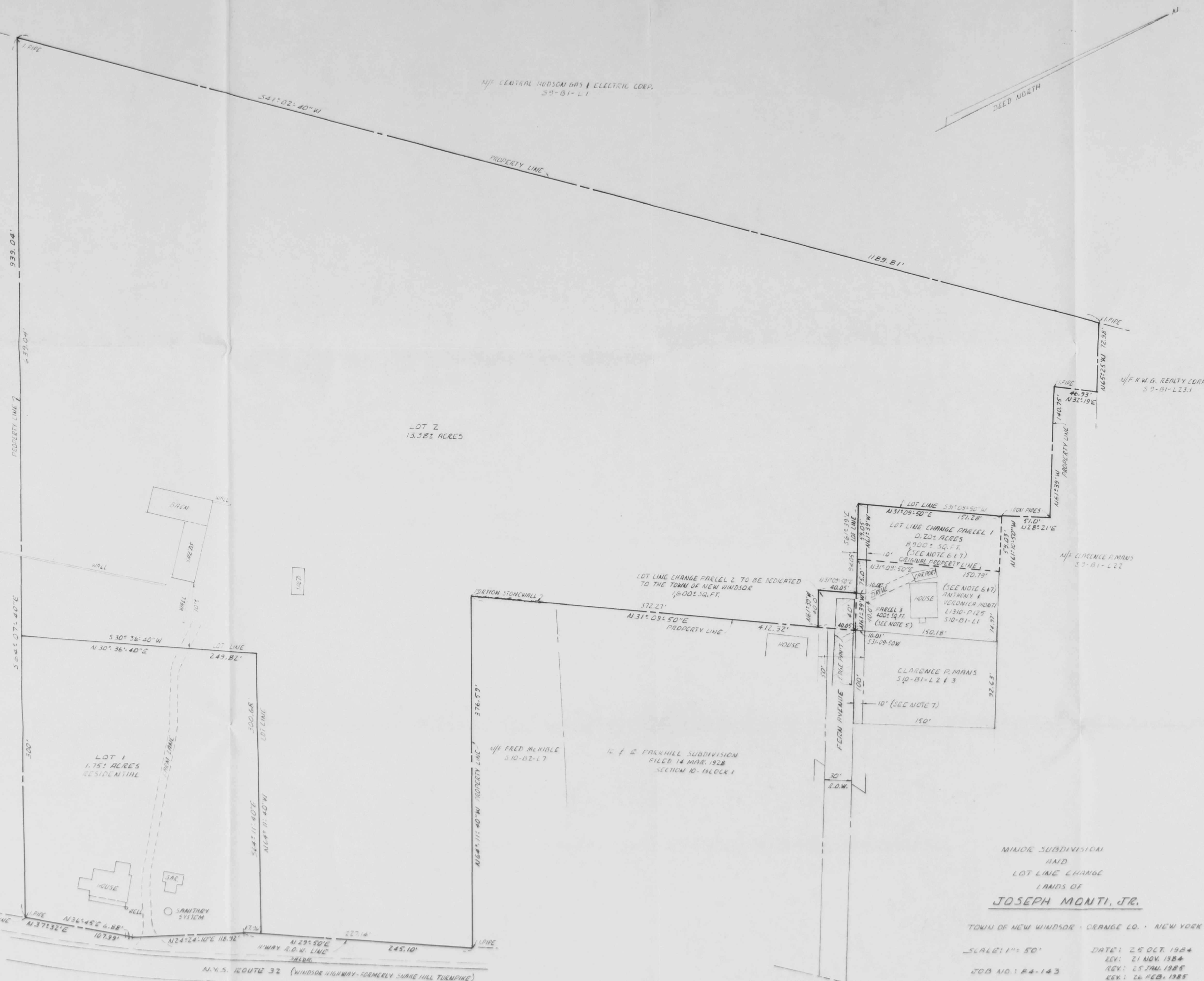
Signed: Richard Rotary
Chairman

Distribution:

Original: N.W. Planning Board
Copy: N.W. Fire Inspector
Copy: Developer w/two plans



AREA LOCATION MAP
SCALE: 1" = 2000'



- NOTES:
- 1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209(2) OF THE N.Y.S. EDEUCATION LAW.
 - 2) COPIES OF THIS MAP NOT HAVING THE ORIGINAL INK OR EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 - 3) TOTAL PROPERTY AREA: 15.361 ACRES.
 - 4) TAX MAP DESIGN: SECTION 9-BLOCK 1-LOT 21, 22.
 - 5) DEED REFERENCE: LIBER 2018-PAGE 586.
 - 6) PARCEL 3 BEING PART OF LANDS OF ANTHONY & VERONICA MONTI BEING 10.01' X 40.0' IS TO BE DEDICATED TO THE TOWN OF NEW WINDSOR FOR RIGHT-OF-WAY.
 - 7) LOT LINE CHANGE PARCEL NO. 1 TO BE CONVEYED TO ANTHONY & VERONICA MONTI, TAX MAP SECTION 10-BLOCK 1-LOT 1.
 - 8) IF FERN AVENUE IS EXTENDED INTO LOT NO. 2 AS A 50' RIGHT-OF-WAY THE FOLLOWING PARCELS WILL DEDICATE A 10' WIDE STRIP AS SHOWN AND ARE LISTED BELOW:
(A) LOT LINE CHANGE PARCEL 1.
(B) ANTHONY & VERONICA MONTI TAX MAP SECTION 10-BLOCK 1-LOT 1.
(C) CLARENCE R. MANN'S TAX MAP SECTION 10-BLOCK 1-LOT'S 2 & 3.
 - 9) ZONE: R1
 - 10) OWNER: JOSEPH MONTI, JR.
54 WINDSOR HIGHWAY
NEW WINDSOR, N.Y.

MINOR SUBDIVISION
AND
LOT LINE CHANGE
LANDS OF
JOSEPH MONTI, JR.

TOWN OF NEW WINDSOR - ORANGE CO. - NEW YORK

SCALE: 1" = 50'

JOB NO.: 84-143

DATE: 25 OCT. 1984
REV: 21 NOV. 1984
REV: 25 JAN. 1985
REV: 26 FEB. 1985
REV: 20 MAR. 1985



ANTHONY D. VALDIMIA
LAND SURVEYOR
4 PLEASANT VIEW AVE
NEW WINDSOR, N.Y. 12550
N.Y.S. LIC. NO. - 049120